

Article #2-8
November 2, 2010 Special Town Meeting

I, Karen Grove, Chairperson of the Camden Select Board, do hereby certify these proposed amendments to Camden Zoning Ordinance of the Town of Camden and Subdivision Ordinance of the Town of Camden for enactment at the November 2, 2010 Special Town Meeting..

Karen Grove, Chairperson
 Camden Select Board

 Date:_____

A true copy, attest: _____
 Katrina Oakes, Camden Town Clerk

Zoning Ordinance

Article 2: Shall the town vote to amend the Camden Zoning Ordinance of the Town of Camden, Article III Definitions, "GREAT POND," by adding a sentence to clarify the term GPA (Great Pond Act).

Any pond known as GPA, pursuant to 38 M.R.S.A. Article 4-A, Section 465-A.

Article 3: Shall the town vote to amend the Camden Zoning Ordinance of the Town of Camden, Article III, Definitions, delete "Wetlands, Coastal" to avoid confusion with the definition of "Coastal.

(Note – to avoid confusion with the definition of "Coastal Wetlands")

Article 4: Shall the town vote to amend the Camden Zoning Ordinance of the Town of Camden, Article VI, Nonconformance, Section 2, Nonconforming lots, (2) (b), to clarify the need for Zoning Board of Appeals' approval to divide a single lot of record that has two principal uses.

Last sentence, as follows:

When such lots are divided, each lot thus created must be as conforming as possible to the dimensional requirements of this Ordinance, as determined by the Zoning Board of Appeals.

Article 5: Shall the town vote to amend the Camden Zoning Ordinance of the Town of Camden, Article VII, Zoning Board of Appeals, Section 3, Powers and Duties, (4), to make this section consistent with prior amendments to Article VI, Nonconformance.

(4) Changes in Nonconforming Uses, Lots or Structures

To approve, approve with conditions, or disapprove requests to:

- (a) change a nonconforming use such that it is less nonconforming or no more nonconforming than the lawfully existing situation, as authorized in Article VI, Section 3;
- (b) divide a single lot of record that has two or more principal uses or structures, as authorized in Article VI, Section 2, (2), (b);
- (c) relocate a nonconforming structure that is located within the shoreland setback area, as authorized in Article VI, Section 6, (2);
- (d) reconstruct or replace a nonconforming structure located within the shoreland setback area, as authorized in Article VI, Section 6, (3)

Article 6: Shall the Town amend the Camden Zoning Ordinance, Article XII, Site Plan Review, Section 4, Supplemental Information, (5) to require a signature block on site plans for piers, wharves, breakwaters and boat ramps.

In addition to items (a), (c), (d), (l), (m), ~~and (o)~~ and (q) in Section 3, applications for Piers, Wharves, Breakwaters and Boat Ramps shall include:

Article 7: Shall the Town amend the Camden Zoning Ordinance, Article XII, to require non-binding Site Plan Review of design standards for certain types of exterior renovations of non-residential and multi-family buildings in the B-1, B-TH and B-TR Zoning.

Section 1. Purpose and Applicability

(8) Proposals under (1) and (2) above or proposals that include two or more of the following types of exterior renovations to a non-residential or multi-family building within a two-year period, in the B-1, B-TH or B-TR zoning districts:

- (a) façade
- (b) roof
- (c) siding

(d) awnings

(e) exterior lighting

(f) historic or architectural details

Section 2. Procedures

(5) Within sixty (60) days after the date on which the site plan application first appears on the Planning Board agenda, the Board shall act to approve, approve with conditions, or disapprove the site plan application submitted or amended. The time limit for review may be extended by mutual agreement between the Planning Board and the applicant. During this sixty (60) day period, the Board may schedule an on-site visit.

(a) In connection with the review, the Planning Board shall hold a Public Hearing within thirty (30) days after the site plan application first appears on the Planning Board agenda, however, the Planning Board may waive the public hearing for applications under Section 1, (8); the time limit for scheduling such public hearing may be extended by mutual agreement of the Planning Board and the applicant. Any mutual agreement for extension of the time for a public hearing or of the time for review set forth in Article XII, Section 2(5), shall be in writing, and signed by the Planning Board and the applicant or the applicant's agent.

Section 4. Supplemental Information

(4) In addition to the submission requirements above, applications for exterior renovations in the downtown as required in Section 1, (8), shall include the following, if applicable:

(a) an elevation sketch of the proposed façade(s)

(b) sample materials or cut sheets

(c) digital color photos of the streetscape

(d) renderings or photo simulations of the proposed exterior

(e) photos of historic or architectural details

Section 6. Approval Criteria

(11) Design standards for new construction, additions or exterior renovations in the B-1, B-TH or B-TR Zoning Districts. The applicant is strongly encouraged to adhere to these standards, however, the decision of the Planning Board on these design standards shall be non-binding on the applicant.

The downtown area is a symbol of community economic health, local quality of life, pride, and community history. A thriving downtown preserves a sense of place and promotes the economic well-being of its residents. (Camden Comprehensive Plan – June, 14, 2005)

- (a) The wall of the building facing a street or the harbor shall be treated as a front façade and shall incorporate pedestrian-scale design features such as doors and windows to create a character that complements the overall visual character of the streetscape.
- (b) The roof shall be designed to maintain the overall visual character of the streetscape, to the extent practical.
- (c) Building scale should take into consideration the unique qualities and character of the surrounding area. Buildings should reduce their apparent bulk by dividing the building mass into several smaller-scaled components.
- (d) Siding should be visually compatible with other exterior finishes on the building and with those buildings to which it is visually related. Any quality material that simulates traditional features will be considered on a case-by-case basis.
- (e) Awnings shall complement the overall visual character of the district. Rigid metal or plastic awnings are prohibited.
- (f) (f) Other than general lighting for the commercial space, there shall be no spot lights, flashing lights or strobe lights other than permitted lighting for signage.
- (g) Buildings with historic features or specific architectural details, shall preserve those features and details to the maximum extent feasible.

Subdivision Ordinance

Article 8: Shall the Town amend the Subdivision Ordinance, Article 10, Performance Guarantees, to require a performance guarantee for utilities in minor subdivisions.

The Final Plan shall be accompanied by a performance guarantee, or, at the sole discretion of the Planning Board, a conditional agreement. ~~Performance guarantees are not required for minor subdivisions.~~